

## **Appendix 1**

### **HOUSES IN MULTIPLE OCCUPATION** **ARTICLE 4 DIRECTIONS FOR FAR COTTON, DELAPRE AND CLIFTONVILLE**

#### **JUSTIFICATION REPORT** **(Planning and Private Sector Housing)**

### **1 Introduction to the Use Class Order**

In 2010, the Government changed the Town and Country Planning (Use Classes) Order 1987 (as amended)(UCO) and introduced a new Use Class C4 (Houses in Multiple Occupation). This use covers small shared dwelling houses or flats occupied by between 3 and 6 unrelated individuals who share basic amenities. Small bedsits are also classified as Houses in Multiple Occupation (HMOs).

A house in multiple occupation is a house or a flat shared by an unrelated group of 3 people or more. In a typical case, they have their own bedrooms but share the bathroom and/ or kitchen or other communal facilities.

The Government made a further change to the General Permitted Development Order (GPDO) in October 2010. Under this new planning legislation, planning permission is not now required to change the use from a dwelling house (C3) to a HMO (C4). This is known as a national permitted development right. Planning permission is still required for change of use from a dwelling house to a HMO for 6 or more people. Planning permission is also always required for a new build residential property of any kind.

This flexibility and increasing demand, has led to an increase in the number of property owners converting their properties for HMOs for 3 – 6 unrelated people. The consequences of this were both positive and negative. HMOs offer affordable housing for those who cannot afford to buy a property, and also housing for those looking to rent because they are not ready to settle in the area. They also offer affordable rented units for students, particularly those studying at Universities. However, where there is a concentration of HMOs, there can also be some adverse consequences related to the physical and social environments which can affect the wellbeing of both occupants and adjoining residents. As a result, in 2011, Northampton Borough Council issued Article 4 Directions in areas such as Semilong and Sunnyside, which are close to the current University of Northampton campuses (Park and Avenue campuses) to assist in managing the concentrations of HMOs.

However, the University of Northampton is consolidating and subsequently moving its campuses to a site adjoining the Avon Cosmetics Headquarters site. This means that students will want to move to accommodation closer to this site.

## **2 Article 4 Direction**

An Article 4 direction allows local planning authorities to remove the relevant permitted development rights, if it is considered that this will help a specific area. National Planning Practice Guidance (NPPG) states that the use of Article 4 directions should be limited to situations where this is necessary to protect local amenity or the wellbeing of the area. The potential harm that the direction is intended to address should be clearly identified.

Where there is evidenced local need to control the spread of HMOs, local planning authorities are able to use powers to make an Article 4 direction to remove these permitted development rights and therefore require planning applications for such changes of use. An Article 4 direction removing permitted development rights may be introduced if the Council considers that the change of use from C3 to C4 would be prejudicial to the proper planning of an area or constitute a threat to the amenities of the area.

The existing Article 4 Direction areas in Northampton are:

- North and Central
- Sunnyside

These areas are shown on the map at the end of this report.

However, there are various changes that are taking place in Northampton which will affect HMOs and their future locations. These include the relocation of the University of Northampton to the Avon Nunn Mills site. It was therefore considered that the potential growth of HMOs in the areas of Far Cotton, Delapre and Cliftonville be managed through an Article 4 Direction to ensure that their concentrations are managed in accordance with planning policy and that the wellbeing of both residents and occupants continue to be managed.

## **4 Far Cotton, Delapre and Cliftonville: Justifications for the Article 4 direction**

### **a Government evidence base**

The problems associated with high concentrations of HMOs are well documented and have been recognised nationally by residents, local organisations (such as resident associations), the press and the Government.

The Government commissioned ECOTEC to gather evidence about HMOs and the problems associated with high concentrations of HMOs. Although it was published some time ago, the issues are still considered relevant today.

The study was commissioned because concentrations of HMOs and the geographical concentrations of certain groups residing in them can lead to substantial changes and problems in the nature of particular locations. For instance, the social infrastructure of a neighbourhood can change. The report states that the problems associated with HMOs and the tensions within local neighbourhoods are

well known, particularly in high concentrations of student housing and population, leading to the term “studentification”.

The report, completed in 2008, highlighted the following problems:

- Noise and anti-social behaviour
- Imbalanced and unsuitable communities
- Negative impacts on the physical environment
- Pressures upon parking provision
- Growth in private rented sector at the expense of owner occupation
- Increased crime
- Pressure upon local communities and
- Restructuring of retail, commercial services and recreational facilities to suit the lifestyle of the predominant population

More recently, in 2015, the Welsh Government examined the extent of concentrations of HMOs in Wales and the issues with them, reviewing the existing legislation and considering best practice in both Welsh and non-Welsh authorities. The report confirms that very high concentrations of HMOs exist around long term universities. Although it is less around newer universities (where higher levels of student accommodation are provided), nonetheless, the level of HMO concentrations was still high. The report adds that these concentrations have led to major concerns such as displacement of established communities, exclusion of first time buyers, anti-social behaviour, degrading of the environment and street scenes, and parking problems.

The report also revealed that there are variations in the extent of concentrations, but all had some very limited areas, adjacent to higher education institutions, where the proportion of HMOs could reach 80 – 90% higher. The report mentioned that authorities with high student populations reported that there had been a growth in student numbers during the 1990s but this had accelerated with very substantial growth in student numbers in 2000/1. This was regarded as a significant factor in the increased HMO concentrations because of the significant increase in the amount of accommodation provided by higher education authorities.

Therefore, one of the justifications for the proposal to introduce an Article 4 direction in any specific area is associated with the extent of HMO uses in that area and the local impact associated with concentrations of use. It is clear from both studies that HMOs themselves do not cause a problem. They perform a key role in providing suitable, affordable homes to those who need them including students, those on low income and young professionals. The issue arises where there is a high **concentration** of HMOs and particularly so when they are occupied predominantly by a social group.

There is evidence to show that properties are being used for HMOs in the Far Cotton, Delapre and Cliftonville areas with concentrations evident in some areas. This is because the University of Northampton is relocating to the Avon Nunn Mills area which is located along the south east of the Central Area. It is likely that student accommodation demand will increase. There is therefore a need to be proactive in managing the growth of HMOs prior to the opening of the new University in 2018.

## **b. Development Plans and Interim Planning Policy Statement**

### **i. West Northamptonshire Joint Core Strategy**

Another reason for introducing an Article 4 Direction in the Far Cotton, Delapre and Cliftonville area is to ensure that the policies contained in the development plan and relevant supplementary documents are complied with.

The West Northamptonshire Joint Core Strategy was adopted in December 2014. Policy H5 states that the existing housing stock will be managed and safeguarded by allowing houses in multiple occupation where they would not adversely affect the character and amenity of existing residential areas. Para 9.23 adds that where there is a local need to control the spread of HMOs, the local authorities are able to use existing powers, in the form of Article 4 directions, to require planning applications in the area.

The strategic policy is therefore clear that there needs to be a balance between providing affordable units for rent through HMOs, whilst ensuring that they should not adversely affect the character and amenity of existing residential areas.

### **ii. Interim Planning Policy Statement on houses in multiple occupation**

In November 2014, the Council approved the adoption of an Interim Planning Policy Statement (IPPS) on houses in multiple occupation. This IPPS has several planning principles which applicants need to take into account when considering a proposal to change the use of a dwellinghouse to a house in multiple occupation for 3 – 6 unrelated people. The adoption of this IPPS confirms the Council's commitment towards managing the concentration of the HMO stock in a sustainable manner, which allows the provision to continue but not to the detriment of the character of the street. A threshold of 15% within a 50m radius will therefore assist in ensuring that the character of the streets within these areas will not be adversely affected by the concentration of HMOs in the future.

In extending the boundary of the Article 4 Direction, the Council will continue to secure a balance between securing enough HMOs to meet demand and ensuring that the amenity of the area and the wellbeing of residents are properly accounted for.

### **iii. Parking requirements**

Both the Central Area Action Plan and the Northamptonshire Parking Standards provide parking standards for HMOs. In issuing an Article 4 Direction, and seeking planning applications for change of use from dwellinghouses to HMOs for 3 – 6 unrelated people, the Council is able to properly consider the parking requirements associated with each application and minimise the issues associated with parking matters.

The Northampton Central Area Action Plan was adopted in January 2013. The Plan includes a policy on parking (Policy 10). For houses in multiple occupation, the standards are as follows:

Car parking:	1 space per bedroom
Cycle parking:	1 space per two bedrooms

The Northamptonshire County Council's Parking Standards were adopted in September 2016. In the document, it states:

If parking demand on-street exceeds capacity, then this leads to highway safety concerns such as parking on double yellow lines (which are there for safety reasons), parking across dropped kerbs, on the corners of junctions or double parking. In addition to highway safety concerns, when there is a lack of parking spaces available to residents, this negatively affects their amenity, which results in tensions within the communities.

HMO shall provide on plot parking at the ration of 1 parking space per bedroom.

Where less than 1 parking space per bedroom on plot parking is proposed for the HMO, the Highway Authority will require a parking beat survey of the surrounding streets. The methodology of the parking beat survey must be agreed with the Highway Authority before it is undertaken.

If the resulting residual parking demand (ie the difference between the parking expected to be generated by the existing dwelling (C3 use) and the proposed HMO) cannot be accommodated on the adjoining streets, then the Highway Authority shall object to the planning application.

NCC's parking standards provide clear guidelines on the requirements to provide adequate parking for HMOs.

Therefore, anyone applying for planning approval for the change of use of their dwellinghouses to HMOs for 3 – 6 unrelated people within the Article 4 direction area will need to comply with these requirements unless there is justification not to do so, for instance, the proximity to public transport services. This will ensure that there is adequate provision for parking. This also helps with the management of HMO growth and associated requirements within the area.

### **c The relocation of the University of Northampton into the town centre**

In July 2011, Cabinet confirmed the immediate Article 4 direction which removed permitted development rights for change of use from C3 to C4 for an area bound by Holly Lodge Road to the north of the area, the Borough boundary to the east, Boughton Green Road to the south and Harborough Road to the west. In addition, Cabinet confirmed the non-immediate Article 4 direction which removed permitted

development rights for change of use from C3 to C4 for the rest of the area comprising the central and northern parts of the Borough. These were areas affected by the Park and Avenue campuses, where HMOs were on the increase because of student demand.

However, in 2013, outline planning permission was granted to the University of Northampton for the redevelopment of the site off Nunn Mills Road, on the south eastern corner of the Central Area.

The scheme is for (extracts):

- 40,000 sq.m of university floorspace
- 15,000 sq.m of university expansion floorspace
- 35,000 sq.m of commercial B1 floorspace
- 3,550 sq.m of retail floorspace
- 1,500 sq.m of student accommodation
- 7,000 sq.m of hotel floorspace (around 150 bedrooms)
- Floodlit sports facilities
- A new road bridge and junction onto Bedford Road
- Reconfiguration of Midsummer Meadow car park
- New pedestrian footbridge connecting the site to Becket's Park

The project is already underway with the new road bridge and junction on Bedford Road now under construction. This means that the Park and Avenue campuses will subsequently be closed down. Outline planning approval was granted for Park Campus (N/2014/0475) for the demolition of University facilities and the erection of new buildings comprising residential for up to 800 units and associated car parking and retail. Outline application for the demolition of existing university buildings, the demolition of existing university facilities and the erection of new buildings including 200 residential units at the Avenue Campus is in progress (N/2016/0810).

The University is expected to be completed in 2018, in time for the September intake. In 2014/15, there were just under 14,000<sup>1</sup> students studying in this University and this is expected to rise to around 15,000. The University is clear about its ambition in raising its profile and reputation, which may increase its attractiveness as a university of choice for both national and international students. It is also likely that students will want to move away from the areas close to the Park and Avenue campuses and move closer to the new, more modern university and be within walking distance to the town centre, its retail and leisure services, and especially its evening economy.

There is therefore potential for the demand for student and staff accommodation (and subsequently HMOs) within the vicinity of the new University campus. This demand could be met in established residential units within Delapre and Far Cotton and parts of the Cliftonville area which are within 10 – 30 minute walking distance to the new university site. Student demand for accommodation is expected to be the case in spite of the purpose built student accommodation in St John's (464 rooms), the proposed accommodation on the new campus site (1,500 rooms) and the

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<sup>1</sup> <http://www.thecompleteuniversityguide.co.uk/northampton/>

proposed 339 units at the former Greyfriars bus station site. This provides less than 3,000 purpose built units within the Central Area of Northampton. There might also be additional proposals coming through the pipeline within the Central Area but this is not confirmed at this stage. Therefore, there will be a shortfall in student accommodation and the likelihood is that this will be met through the provision of houses in multiple occupation.

#### **d Evidence from Private Sector Housing**

Evidence base was obtained by Northampton Borough Council's Private Sector Housing (PSH) section in a number of ways and through various sources. These include anecdotal evidence from local residents, councillors, police, fire authorities, local letting agents and local authority officers, as well as more formal responses.

Research undertaken by PSH Officers included:

- Physical street visits to ascertain identifiers indicating if a property is used as a house of multiple occupancy, such as multiple door bells, excessive rubbish or multiple refuse bins, multiple vehicles, local Intel from neighbours and door knocking on suspected properties.
- Police officers regularly attend properties for various reasons and have the opportunity to view properties internally. An agreement was made with local officers, that in the event of a callout, they would identify if the property is being used as a HMO and provide PSH with the address only.
- Council Tax & Housing Benefit data, which identifies registered HMO dwellings, under either student accommodation with tax exemptions mandatory and fully licenced properties.
- The Fire Authority as well as the police visit many properties, as part of their service. Therefore information pertaining to tenure of the properties can be used from the Fire Authority.
- Desk-based review of properties advertised online through sites specialising in single let rooms and house sharing, such as Spareroom.com, Easyroommate.com. These sites allow property owners or sub-letters, to let their spare or vacant rooms of their property.
- Universities and student unions have previously made commitments to working in partnership with local stakeholders to tackle the challenges arising from high concentrations of student population. PSH have undertaken this partnership approach in gaining information of students in houses of multiple occupations.
- Northampton Partnership Homes (NPH) has undertaken the management of the council's housing stock as an Arm's Length Management Organisation (ALMO). As a consequence NPH are in a suitable position to provide information on whether a property is being used as a HMO, particularly with estate inspections and anti-social behaviour cases.

- Local lettings & Estate Agents, manage properties throughout the county. Therefore they are expected to manage HMO's, as well as single household dwellings.
- Street refuse – Enterprise currently undertake the refuse collection for the county and will hold information to which household has ordered additional refuse bins, which is an identifier of a possible HMO.
- Environmental Health Officers
- Local Councillors are elected to the local council to represent their local community, being an effective councillor requires both commitment and hard work. Councillors have to balance the needs and interests of residents, the political party they represent (if any) and the council. As councillors operate surgeries, visit local people and businesses, with this exposure to the public, councillors will gain useful information. Local Councillors have been active in providing information for this area.

To ensure the integrity of the evidence gathered, PSH Officers must establish beyond reasonable doubt that the properties are operating as houses of multiple occupation. PSH Officers consider that as they are in the default position to provide the evidence and bear the burden of proof, there are strict qualifiers to meet the burden, such as:

- Police
- Fire brigade
- Local Authority Environmental Health
- Local Authority Private Sector Housing
- Housing Officers
- ASB Officers
- Council Tax & Housing benefit Data
- Eye witness accounts from multiple source exclusively
- Eye witness accounts from visiting officers including councillors

PSH Officers highlighted the following issues which may have arisen as part of their investigation:

- Incorrect eye witness accounts from single sources
- Incorrect & misleading information from occupants

i. Information provided

<b>Authority/Agency</b>	<b>Information Provided</b>
Northants Police	<b>Yes</b>
NPH Fire Officer	None
Northants Fire Authority	No response
NBC Private Sector Housing	Yes



NBC Council tax	Yes
Northampton University	None (data protection)
Enterprise (refuse)	No Response
NPH Housing Department	None available

**Letting Agents:** 21 local agents were contacted; 1 Agency confirmed a single HMO, 6 Agencies responded to confirm they did not manage HMO's and 14 Agencies have not responded:

Name	Response	Comments
Ashby Lowery	No	
Carter Jonas	No	
Chelton Brown	yes	do not manage HMO's
Connells	yes	do not manage HMO's
Focal Point Estates	No	
Galbraith estates	No	
Haart	No	
Harrison Murray	No	
Horts	Yes	do not manage HMO's
Howkins and Harrison	No	
Ilet properties	No	
Jackson Grundy	No	
Jackson Stops	Yes	do not manage HMO's
James Anthony Estate agents	No	
JP Lettings	No	
Key Home Ltd	No	
Martin & Co	yes	do not manage HMO's
Northwood	No	
O'Riordan Bond	No	confirmed HMO
Simpson & partnership	No	
Whites Lettings	Yes	do not manage HMO's

**Online:** PSH Officers registered with Spareroom.com and easyroommate.com and were able to confirm 4 HMO's.

**Further Investigation:** There are a total of 35 Unconfirmed and/ or suspected HMO's pending further investigation. The full information of the findings will be forwarded to the Environmental Health department for further action.

ii. Public Sector Housing Conclusions

PSH Officers confirmed the following findings:

<b>Total HMOs</b>	<b>159</b>
<b>Total Confirmed HMOs</b>	<b>124</b>

Of which:	
Approved Planning Applications	2
Licensed (Mandatory)	10
Council Tax Data	8
Student Exemption	38
Housing & Wellbeing (EH & KK)	57
Councillors	4
Online Advert (spare room)	4
Local Lettings Agency	1

## **e Evidence from Development Management and Council Tax**

Details of planning approvals and Council tax records were collected and updated records were mapped. Although there were only a few properties with permissions, (since an Article 4 is not in place), there are a few properties which have been recorded by Council tax as HMOs. Most of the recorded Council tax HMOs are located in the northern part of the Far Cotton area, namely those within the Victorian units close to the Far Cotton Local Centre.

## **f Character Overview**

### **i. Far Cotton and Delapre**

Far Cotton and Delapre accommodates a Local Centre (Far Cotton) which provides retail and services (such as banking) to the local catchment area. The area also accommodates a library, a pharmacy, a Church, children's nursery, primary schools, local neighbourhood level centres and a recreational space (comprising open spaces and children's play areas). The ward is easily accessible from the new University site, either by walking/ cycling or by bus as it is well served by buses especially along Towester Road and Rothersthorpe Road. The whole area can be reached from the location of the new University of Northampton campus within 10 – 30 minutes, depending on whether it is to the north or to the south of the area.

Delapre and Briar Hill ward is located to the south of the town centre, with London Road seemingly splitting the residential areas of Far Cotton, Delapre and Briar Hill to the west; and leisure/ commercial leisure such the historic Delapre Park and Delapre Abbey as well as a hotel to the east. To the north of the Delapre Abbey site (and the old railway line) is an area which is occupied by Avon Cosmetics and an area which will be occupied by the University of Northampton.

The ward accommodates a mixture of predominantly Victorian terraced and post war semi-detached dwellings, which are deemed suitable for conversion into HMOs. These include:

- St Leonard's Road: Victorian houses (also incorporates a Local Centre as designated in the West Northamptonshire Joint Core Strategy, adopted 2014)
- Euston Road/ Abbey Road: Victorian, 2 storey terrace
- Gloucester Avenue/ Queen Eleanor Road: post war 2 storey mainly semi detached

## ii. Cliftonville

Cliftonville is located within Rushmills ward, to the east of the town centre and Northampton General Hospital, and is characterised mainly by 1960s – 1970s semi-detached and detached properties. The area also has some offices and a primary school. There are regular buses along Billing Road and the area is within 5 – 10 minutes walk to the new University campus and the town centre. This makes the area quite attractive to students who would like easy and immediate access to the town centre and the social life it offers, including the evening economy.

The physical environment of these areas included in the proposed Article 4 Directions could potentially change, and not necessarily improve, if the growth of HMOs continue without effective management of their concentrations. An Article 4 Direction will contribute towards ensuring that their growth is balanced against the need to provide HMOs and the need to protect the area, the occupants and the local residents.

## **6 Managing the concentration of HMOs**

The Council is intending to introduce an Article 4 direction in areas within Far Cotton, Delapre and Cliftonville. This means that those who wish to convert their dwellings into HMOs for 3 – 6 unrelated people will need to apply for planning permission before doing so.

To manage both the demand and concentration of HMOs, it is considered appropriate to issue an Article 4 direction on the areas that are likely to be affected, meaning that a planning application will need to be submitted. This does not mean that planning permission will be refused. It means that the Council is able to ensure that demand is met but at the same time make sure that this is balanced against the wider needs of the existing communities. Once an Article 4 direction is in place, planning applications submitted will be determined in accordance with the development plan (which is the West Northamptonshire Joint Core Strategy) as well as the Interim Planning Policy Statement on Houses in Multiple Occupation which was adopted in 2014, and any subsequent update to the documents. The Council is also preparing a new Local Plan for Northampton Borough, and a decision will be made in due course as to whether a policy on houses in multiple occupation will be included in the Plan.

The existing evidence shows that there is a greater concentration of HMOs along the northern end of Far Cotton/ Delapre whilst the remaining areas have pockets of HMOs. The maps attached to the Cabinet report show the extent of the identified HMOs to date, which subsequently informed the proposed boundary for the Article 4 Direction area. Details of the HMOs were obtained from the following sources:

- Planning approvals from Development Management
- Council tax records showing where students were exempt
- Council tax records which codes where properties are HMOs
- Officer on-site investigations undertaken by Private Sector Housing
- Information from residents as to where they think the HMOs are located, which were investigated by Private Sector Housing Officers

- Planning approvals from Development Management
- Mandatory Licensing from Private Sector Housing
- Information from the Policy following meetings with Private Sector Housing

The maps shows that there are a small number of Mandatory Licensed HMOs and HMOs with planning approvals including West Cotton Close, Euston Road and Rothersthorpe Road. There are also properties along London Road, the streets between Delapre Crescent and St Leonard's Road, streets south of Delapre Crescent Road, Rothersthorpe Crescent, Thirlestane Crescent and Abbey Road which recorded by Council Tax as HMOs and/ or have student exemption records. There are also 121 confirmed HMOs recorded following site visits and interviews with residents.

Since the findings show that there is a higher concentration of HMOs within the properties located north of Rothersthorpe Road and Forest Road, it is proposed that 2 article 4 directions are imposed. An immediate Article 4 direction (which takes immediate effect) is recommended for the area hatched on the plan attached and a non-immediate Article 4 direction (which could take at least 12 months to take effect) is recommended for the remaining area within the proposed boundary. The benefits of issuing both Directions are:

- Currently, planning approval is not required for the change of use from dwellinghouses to HMOs. An Article 4 Direction will change this. It does not mean an application will be refused. It means that an application will be determined in accordance with policy guidance and amenity space standards. For the area with an immediate Direction, the Council is able to manage the growth of HMOs with immediate effect
- Concentrations of HMOs can be managed, (particularly where an immediate Article 4 Direction is made) in an area which will have increasing pressure for HMOs particularly once the new University of Northampton has moved. Character of the streets can be protected. Well-being of residents and adjoining occupiers will be considered as part of the planning application process

There are 107 streets included in the proposed Article 4 Direction areas, with a total of 4114 properties:

The streets within the proposed immediate Article 4 Direction are:

<b>No</b>	<b>Street</b>	<b>Number of properties</b>
1.	Abbey Road	115
2.	Baulmsholme Close	13
3.	Claughton Road	19
4.	Clinton Road	57
5.	Cotton End	12
6.	Delapre Crescent	7
7.	Delapre Crescent Road	94
8.	Delapre Street	44
9.	Eastfield Road	28

10.	Euston Road	152
11.	Forest Road	27
12.	Haines Road	6
13.	London Road	52
14.	Marvills Mill Road	12
15.	Old Towester Road	49
16.	Oxford Street	32
17.	Penrhyn Road	143
18.	Playdell Road	13
19.	Pomfret Arms Close	10
20.	Ransome Road	36
21.	River View	89
22.	Rothersthorpe Road	80
23.	Southfield Avenue	36
24.	St Leonards Court	41
25.	St Leonards Road	204
26.	Thirlestane Crescent	38
27.	Thirlestane Road	56
28.	Thorpe Road	17
29.	Towcester Road	58
30.	West Cotton Close	167
		1884

The streets within the proposed non-immediate Article 4 Direction are:

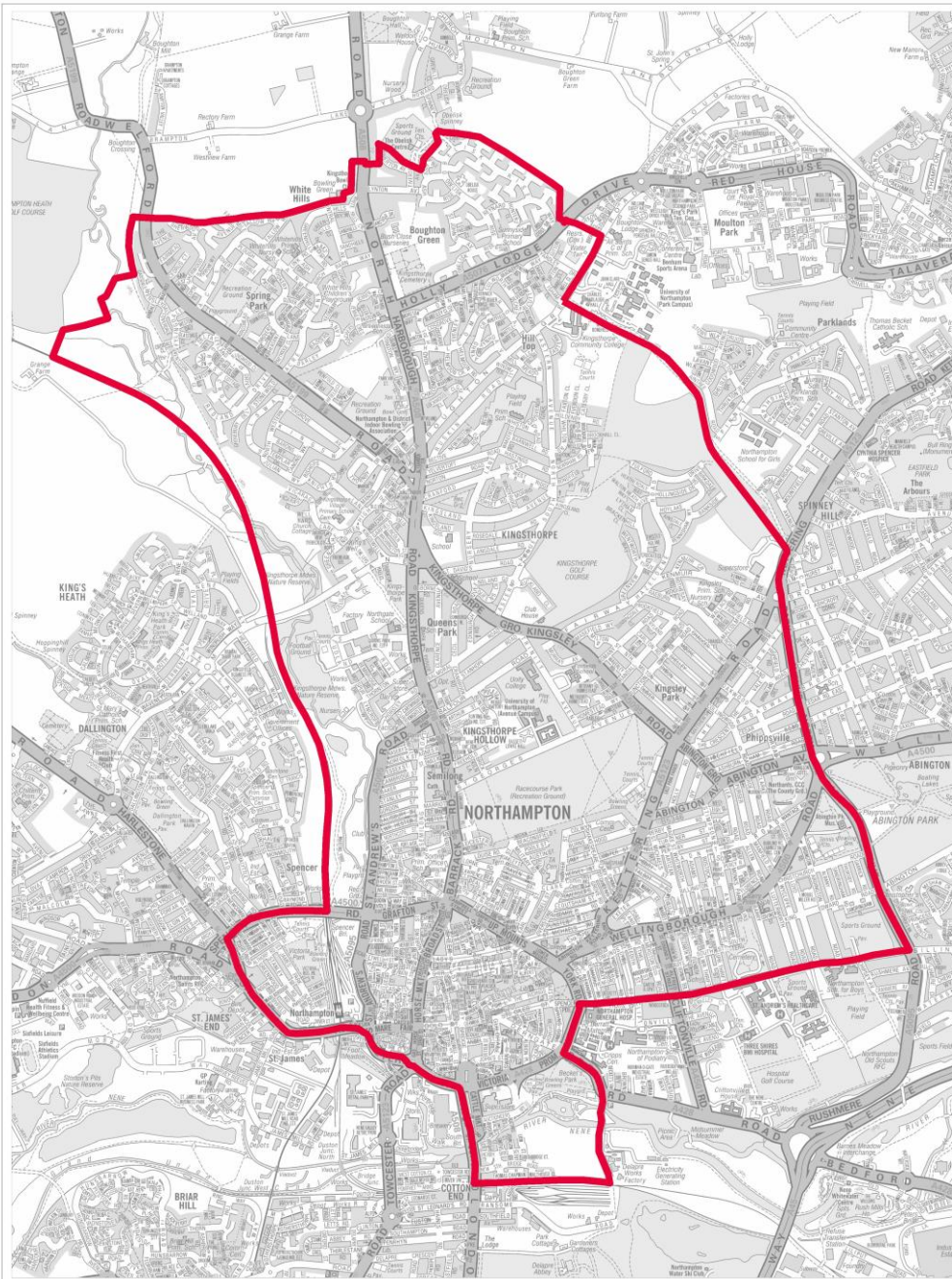
31.	Berkeley Close	43
32.	Blenheim Road	66
33.	Briar Hill Road	45
34.	Briar Hill Walk	36
35.	Buchanan Close	24
36.	Camborne Close	92
37.	Chelmsford Close	15
38.	Cleveland Place	16
39.	Cliftonville Court	58
40.	Cliftonville Road	19
41.	Coverack Close	66
42.	Delamere Road	45
43.	Fawsley Road	18
44.	Forest Road	19
45.	Friars Avenue	107
46.	Friars Close	14
47.	Friars Court	24
48.	Friars Crescent	66
49.	George Nutt Court	34
50.	Glastonbury Road	5
51.	Gloucester Avenue	132
52.	Gloucester Close	16
53.	Gloucester Crescent	78

54.	Hereward Road	10
55.	Lauderdale Avenue	41
56.	Leah Bank	60
57.	London Road	127
58.	Parkfield Avenue	108
59.	Parkfield Crescent	16
60.	Pilgrim's Place	16
61.	Pleydell Gardens	84
62.	Pleydell Road	40
63.	Queen Eleanor Road	86
64.	Queen Eleanor Terrace	34
65.	Radleigh Close	18
66.	Redruth Close	62
67.	Ripon Close	16
68.	Rockingham Road	24
69.	Rothersthorpe Lane	4
70.	Rothersthorpe Road	30
71.	Salcey Street	36
72.	Stevenson Street	28
73.	The Avenue	102
74.	The Nurseries	45
75.	Towcester Road	90
76.	Winchester Close	14
77.	Winchester Road	101
		2230

## **8 Background documents**

- Northamptonshire Parking Standards (Northamptonshire County Council, September 2016)
- Schedule 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015
- Houses in multiple occupation: review and evidence gathering (Welsh Government, April 2015)
- West Northamptonshire Joint Core Strategy (West Northamptonshire Joint Planning Unit, Dec 2014)
- Interim Planning Policy Statement on Houses in Multiple Occupation (Northampton Borough Council, Nov 2014)
- National Planning Practice Guidance (CLG, March 2014)
- The Town and Country Planning (Compensation) (No 3) (England) Regulations 2010
- Evidence Gathering – Houses in Multiple Occupation and possible planning responses (ECOTEC 2008)
- Town and Country Planning (General Permitted Development) Order 1995 (as amended)
- Town and Country Planning (Use Classes) Order 1987 (as amended)

## Boundary of existing Article 4 Direction



Date: 11th June 2014  
Scale: NTS  
Dept: GIS  
Project: Boundary Map

### Title

## Boundary of Article 4 Direction

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